

Eco-Smart Luxury Villa with Annex Marinha Grande



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
S-1392	700 M²	890 M²	€798,000	5	4

Discover Modern Luxury with Traditional Charm in Marinha Grande

This **stunning three-story detached villa** in Picassinos, Marinha Grande, offers **700 M² of elegant living space** on an **890 M² plot**, designed for comfort, efficiency, and style. Combining Portuguese architectural charm with cutting-edge technology, this property is the perfect choice for those who want **results in lifestyle, energy savings, and long-term value**.

Property Highlights

- **5 Bedrooms | 4 Bathrooms | Guest Annex**
- **Garage/Basement: 161 M²** – Ideal for storage, workspace, or hobbies
- **Elegant Living Areas** – Spacious lounge with fireplace and natural light
- **Chef’s Kitchen** – Modern island design with premium appliances
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Master Suite – Private bathroom, walk-in closet, and wraparound balcony

- **Annex** – Independent space with open-plan living, bathroom, and kitchen pre-installation
- **Garden & Outdoor Living** – Landscaped spaces with Portuguese pavement, pre-installation for a saltwater pool, terrace, and balcony

Cutting-Edge Comfort & Efficiency

- **Safe-Energy DRU Metro Fireplace** – Closed combustion system for quick, clean, and efficient heating
- **Siber DF REC Duo Ventilation** – Heat recovery, humidity control, and fresh air circulation for health and comfort
- **Warmup Underfloor Heating** – Wi-Fi programmable thermostats with energy management
- **Mitsubishi Electric Air Conditioning** – Multi-split or centralized system for year-round comfort
- **Photovoltaic Solar Panels** – 3.0 kW hybrid inverter, Wi-Fi monitoring, and 5.1 kWh battery storage
- **KNX Home Automation** – Control shutters, outdoor lighting, and gates with ease
- **Windows** – White lacquered, tilt-and-turn double glazing
- **Irrigation** – Automatic system for front yard landscaping
- **Security** – Alarm system installed

Location Benefits

- Marinha Grande town centre – **7 minutes**
- Leiria city – **10 minutes**
- São Pedro de Moel beach resort – **15 minutes**
- Lisbon airport – Within 1 hour

Key Advantages

- **Save energy, money, and time** with proven eco-friendly systems
- **Enjoy safety and peace of mind** with advanced automation and security
- **Live the best lifestyle** near beaches, golf, and urban centres

Annual property tax: **€721.92**

Summary

English

Luxury 5-bedroom villa in Marinha Grande. 700 M² across 3 floors with guest annex, garage, and landscaped gardens. Energy-efficient systems, solar panels, underfloor heating, and home automation. Pre-installation for pool. Close to beaches, Leiria, and Lisbon.

Portuguese

Morada de luxo T5 em Marinha Grande. 700 M² em 3 pisos com anexo independente, garagem e jardim. Sistemas energéticos eficientes, painéis solares, aquecimento radiante e domótica. Pré-instalação para piscina. Perto das praias, de Leiria e de Lisboa.

Français

Villa de luxe T5 à Marinha Grande. 700 M² sur 3 étages avec annexe indépendante, garage et jardin. Systèmes éco-énergétiques, panneaux solaires, chauffage au sol et domotique. Pré-installation pour piscine. Proche des plages, de Leiria et de Lisbonne.

? Don't miss this opportunity. Contact us today to schedule your private viewing.